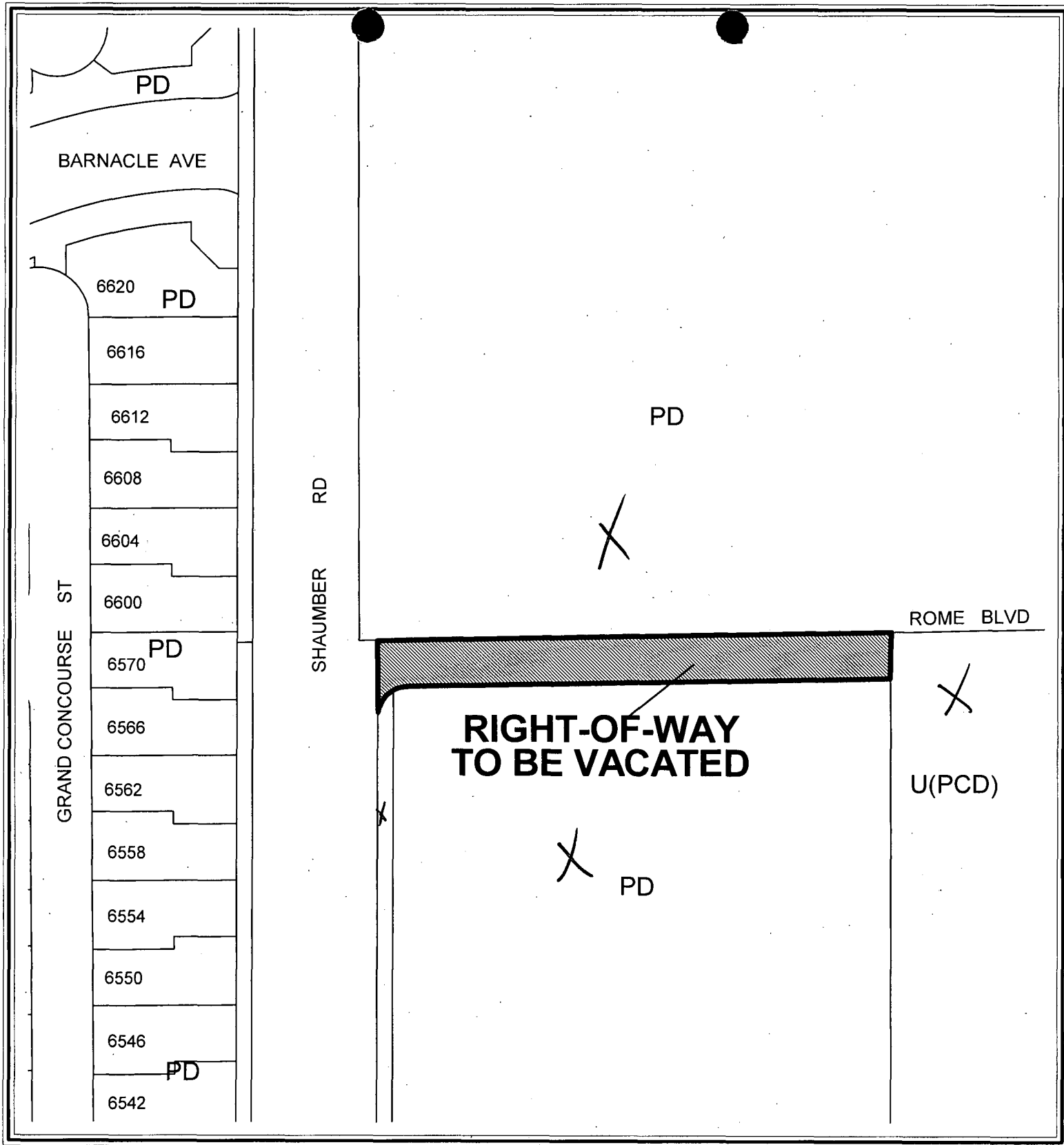


Plans (PMT)



Separator Sheet



CASE: VAC-25984

0 20 40 Feet

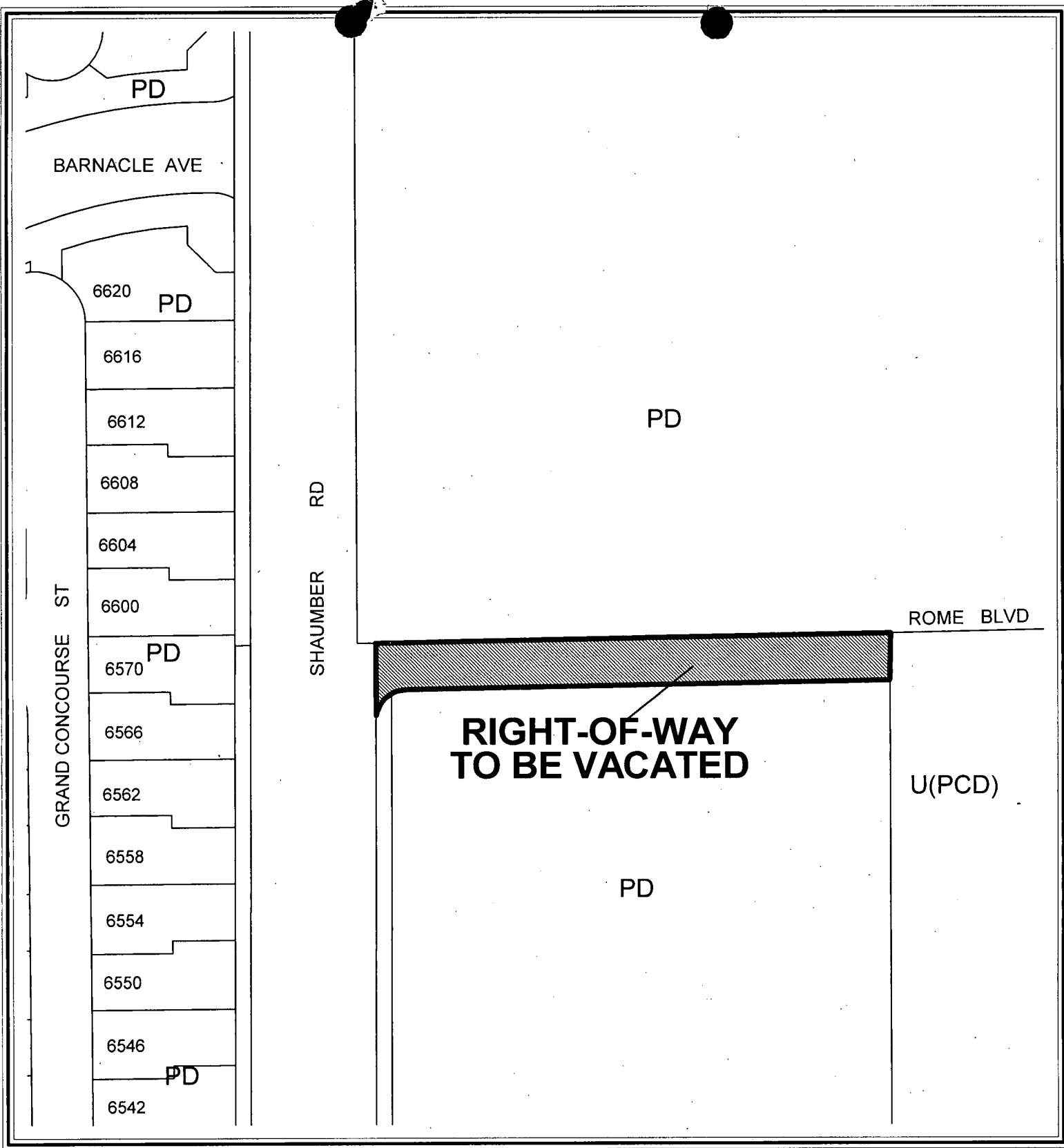




CASE: VAC-25984

0 20 40 Feet



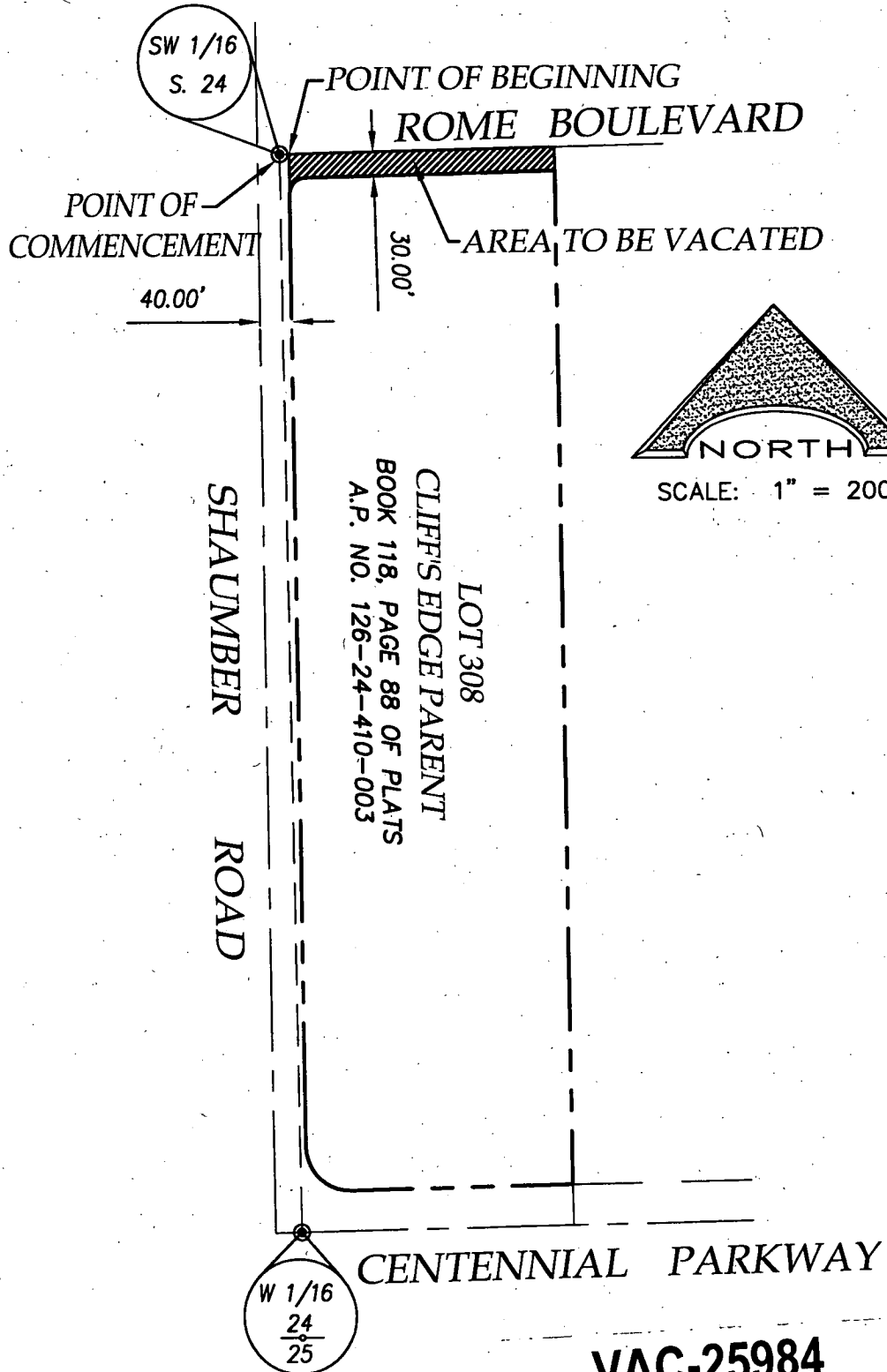


CASE: VAC-25984

0 20 40 Feet



EXHIBIT "A"
VACATION REQUEST
FOR ROME BOULEVARD



VAC-25984

01/24/08 PC

RECEIVED

DEC 11 2007



VAC-25984 - APPLICANT/OWNER: SCHNIPPEL FAMILY, LP
SHAUMBER ROAD AND WEST ROME BOULEVARD
JANUARY 24, 2008 PLANNING COMMISSION

12/31/07

City Council Action Letter



Separator Sheet



LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

LARRY BROWN
STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW

DOUGLAS A. SELBY
CITY MANAGER



CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011
TDD 702.386.9108
www.lasvegasnevada.gov

February 21, 2008

Mr. Mark Schnippel
Schnippel Family Limited Partnership
9960 West Cheyenne Avenue, Suite #210
Las Vegas, Nevada 89129

RE: VAC-25984 - VACATION
CITY COUNCIL MEETING OF FEBRUARY 20, 2008
RELATED TO SDR-25985

Dear Mr. Schnippel:

The City Council at a regular meeting held February 20, 2008 APPROVED the Petition to Vacate a portion of public right-of-way generally located at Shaumber Road and West Rome Boulevard. The Notice of Final Action was filed with the Las Vegas City Clerk on February 21, 2008. This approval is subject to:

Planning & Development

1. The limits of this Petition of Vacation shall be defined as the south 30 feet of Rome Boulevard that extends approximately 300 feet east of Shaumber Road, including the 20-foot radius corner.
2. Public sewer easements shall be retained through this Petition of Vacation. Alternatively, grant new sewer easements to the east in a location acceptable to the Collection Systems Planning section of the Department of Public Works prior to recordation of the Order of the Vacation.
3. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the recordation of the Order of Vacation for this application. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study. The drainage study required by Site Development Plan Review SDR-25985 may be used to satisfy this requirement provided that it addresses the area to be vacated.
4. All existing public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of the Order of Vacation.
5. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress there from shall be provided if required.

Mr. Mark Schnippel
VAC-25984 – Page Two
February 21, 2008

6. All development shall be in conformance with code requirements and design standards of all City Departments.

Sincerely,



Angela Crolli
Deputy City Clerk II for
Beverly K. Bridges, CMC, City Clerk

cc: Planning and Development Dept.
Development Coordination-DPW
Dept. of Fire Services

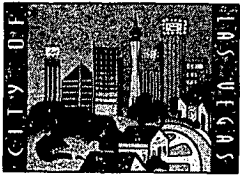
Mr. Mark Bangan
LR Nelson Consulting Engineers
6765 West Russell Road, Suite #200
Las Vegas, Nevada 89119

Action Letter



Separator Sheet

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

Voice: 702-229-6301

Fax: 702-474-0352

TTY: 702-386-9108

www.lasvegasnevada.gov

January 25, 2008

Mr. Mark Schnippel
Schnippel Family Limited Partnership
9960 West Cheyenne Avenue, Suite #210
Las Vegas, Nevada 89129

RE: VAC-25984 - VACATION

Dear Mr. Schnippel:

Your Petition to Vacate a portion of public right-of-way generally located at Shaumber Road and West Rome Boulevard, Ward 6 (Ross), was considered by the Planning Commission on January 24, 2008.

The Planning Commission voted to recommend **APPROVAL** of your request, subject to the following:

1. The limits of this Petition of Vacation shall be defined as the south 30 feet of Rome Boulevard that extends approximately 300 feet east of Shaumber Road, including the 20-foot radius corner.
2. Public sewer easements shall be retained through this Petition of Vacation. Alternatively, grant new sewer easements to the east in a location acceptable to the Collection Systems Planning section of the Department of Public Works prior to recordation of the Order of the Vacation.
3. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the recordation of the Order of Vacation for this application. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study. The drainage study required by Site Development Plan Review SDR-25985 may be used to satisfy this requirement provided that it addresses the area to be vacated.
4. All existing public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of the Order of Vacation.
5. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress there from shall be provided if required.

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)

Larry Brown
Steve Wolfson
Lois Tarkanian
Steven D. Ross
Ricki Y. Barlow

City Manager
Douglas A. Selby

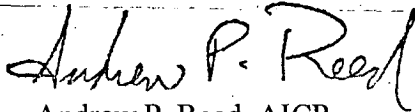


Mr. Mark Schnippel
VAC-25984 - Page Two
January 25, 2008

6. All development shall be in conformance with code requirements and design standards of all City Departments.

This item will be considered by the City Council on **February 20, 2008**, at 1:00 P.M. in the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada. ***The Council requires that you or your representative be present at this meeting.*** If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,



Andrew P. Reed, AICP
Planning Supervisor
Current Planning Division

AR:clb

cc: Mr. Mark Bangan
LR Nelson Consulting Engineers
6765 West Russell Road, Suite #200
Las Vegas, Nevada 89119



March 23, 2009

CORRECTED LETTER

North Hills 234 LLC
9960 West Cheyenne Avenue, Suite #210
Las Vegas, Nevada 89129

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

STEVE WOLFSON

LOIS TARKANIAN

STEVEN D. ROSS

RICKY BARLOW

DAVID W. STEINMAN
(INTERIM)

ELIZABETH N. FRETWELL
CITY MANAGER

RE: EOT-33182 - EXTENSION OF TIME *FOR 25984*

Dear Applicant:

Your request for an Extension of Time of an approved Vacation Petition (VAC-25984) to vacate a portion of Public Right-of-Way generally located at the northeast corner of Rome Boulevard and Shaumber Road, Ward 6 (Ross), has been considered administratively the Planning and Development Department staff.

The Planning and Development Department staff has administratively **APPROVED** your request, subject to the following:

1. This Extension of Time shall expire on 02/20/10 unless the Order of Vacation is recorded or another Extension of Time is approved by the Planning and Development Department.
2. Conformance to all conditions of approval of Vacation (VAC-25984) and all other site subsequent site related actions as required by the Planning and Development Department and Department of Public Works.
3. The Order of Vacation shall not be recorded until all of the conditions of approval have been met provided, however, that conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way or easement being vacated must be retained.

CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

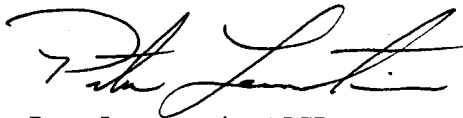
VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

North Hills 234 LLC
EOT-33182 – Page Two - ***CORRECTED LETTER***
March 23, 2009

4. Dedicate appropriate right-of-way necessary to maintain legal parcel access to Assessor's Parcel Number 126-24-401-006 prior to recordation of the Order of Vacation.

This action by the Planning and Development Department staff is final.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Peter Lowenstein', with a stylized, flowing script.

Peter Lowenstein, AICP
Planning Supervisor
Case Planning Division

PL:clb

cc: Mr. Mark Bangan
L.R. Nelson Consulting Engineers
6765 West Russell Road, Suite #200
Las Vegas, Nevada 89118



March 13, 2009

North Hills 234 LLC
9960 W. Cheyenne Avenue #210
Las Vegas, Nevada 89129

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

STEVE WOLFSON

LOIS TARKANIAN

STEVEN D. ROSS

RICKI Y. BARLOW

DAVID W. STEINMAN

(INTERIM)

ELIZABETH N. FRETWELL
CITY MANAGER

RE: EOT-33182 - EXTENSION OF TIME

Dear Applicant:

Your request for an Extension of Time of an approved Vacation Petition (VAC-25984) to vacate a portion of Public Right-of-Way generally located at the northeast corner of Rome Boulevard and Shaumber Road, Ward 6 (Ross), has been considered administratively the Planning and Development Department staff.

The Planning and Development Department staff has administratively **APPROVED** your request, subject to the following:

1. This Extension of Time shall expire on 02/20/09 unless the Order of Vacation is recorded or another Extension of Time is approved by the Planning and Development Department.
2. Conformance to all conditions of approval of Vacation (VAC-25984) and all other site subsequent site related actions as required by the Planning and Development Department and Department of Public Works.
3. The Order of Vacation shall not be recorded until all of the conditions of approval have been met provided, however, that conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way or easement being vacated must be retained.

CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

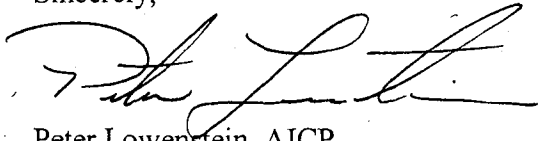
VOICE 702.229.6011
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www.lasvegasnevada.gov

North Hills 234 LLC
EOT-33182 – Page Two
March 13, 2009

4. Dedicate appropriate right-of-way necessary to maintain legal parcel access to Assessor's Parcel Number 126-24-401-006 prior to recordation of the Order of Vacation.

This action by the Planning and Development Department staff is final.

Sincerely,

A handwritten signature in black ink, appearing to read 'Peter Lowenstein', is written over a horizontal line.

Peter Lowenstein, AICP
Planning Supervisor
Case Planning Division

PL:nl

cc: Mr. Mark Bangan
L.R. Nelson Consulting Engineers
6765 West Russell Road, Suite 200
Las Vegas, Nevada 89118

**CITY OF LAS VEGAS
ONE MOTION / ONE VOTE**

Planning and Development Department
Current Planning Division
731 South Fourth Street
Las Vegas, Nevada 89101
(702) 229-6301 Phone (702) 385-7268 Fax

SUBJECT: VAC-25984 - APPLICANT/OWNER: SCHNIPPEL FAMILY, LP

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the *January 24, 2008* Planning Commission meeting. All of these items will be placed at the beginning of the agenda. The Chairman of the Planning Commission will open them at the same time.

Enclosed please find the proposed conditions of approval. If you agree to these conditions, please sign this form and fax it to *Carman Burney* at (702) 385-7268. If there is no one present at the Planning Commission meeting who wants to discuss this item, you will not be called to the podium to discuss the case. However, you must be present in case any Planning Commissioner or member of the public wants to discuss the item. If you have any questions, please contact my office at (702) 229-6301.

Please sign and date that you have read and agree to the conditions.

Signature

1.22.08

Date

Please Print Name

Company Name

Sincerely,

Andrew P. Reed, AICP
Planning Supervisor
Current Planning Division

Submitted after final agenda

Date

Item

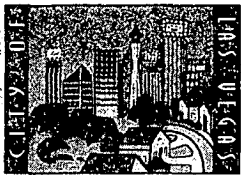
Applicant Letter



APPLICANT LETTER

Separator Sheet

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

Voice: 702-229-6301

Fax: 702-474-0352

TTY: 702-386-9108

www.lasvegasnevada.gov

January 11, 2008

Mr. Mark Schnippel
Schnippel Family Limited Partnership
9960 West Cheyenne Avenue, Suite #210
Las Vegas, Nevada 89129

RE: VAC-25984 - VACATION

Dear Mr. Schnippel:

Please be advised the City Planning Commission at its regular meeting on **January 24, 2008** as referred to above, will consider your request. This meeting will be held at 6:00 P. M. at the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada.

A copy of staff's recommendations, any conditions related to your application and the **final agenda** will be available on-line on **Friday, January 18, 2008** at www.lasvegasnevada.gov. If you do not have access to the Internet and would prefer receiving hard copies of the documentation, please call the Current Planning Division at 229-6301 or come into the Development Services Center at 731 South Fourth Street to request your copies.

The Planning Commission requires that you or your representative be present at this meeting.

Sincerely,

Andrew P. Reed, AICP
Planning Supervisor
Current Planning Division

AR:clb

cc: Mr. Mark Bangan
LR Nelson Consulting Engineers
6765 West Russell Road, Suite #200
Las Vegas, Nevada 89119

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)

Larry Brown
Steve Wolfson
Lois Tarkanian
Steven D. Ross
Ricki Y. Barlow

City Manager
Douglas A. Selby



Route Form



Separator Sheet

**REQUEST FOR COMMENTS
CITY OF LAS VEGAS
INTER-OFFICE MEMORANDUM**

FROM: PLANNING AND DEVELOPMENT DEPARTMENT		DATE: 12/14/07
TO:	DEVELOPMENT COORDINATION TEFO FLOOD CONTROL LAND DEVELOPMENT RIGHT-OF-WAY ROADWAY PLANNING SANITARY SEWERS SID SURVEY TRAFFIC ENGINEERING	GARY REID TOM WILKING RAUL CRUZ JEFF GALAMBAS CAROLYN CAVINESS TIM PARKS TIM McDANIEL ALAN RIEKKI RICK SCHROEDER
SUBJECT: PETITION OF VACATION		
APPLICANT: SCHNIPPEL FAMILY, LP		
FILE NUMBER: VAC-25984		

A REQUEST HAS BEEN SUBMITTED BY SCHNIPPEL FAMILY, LP TO VACATE A PORTION OF PUBLIC RIGHT-OF-WAY GENERALLY LOCATED AT SHAUMBER ROAD AND WEST ROME BOULEVARD.

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS BEING A PORTION OF THE SOUTHEAST QUARTER (SE¼) OF THE SOUTHWEST QUARTER (SW¼) OF SECTION 24, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M.

COMMENTS DUE TO BART ANDERSON BY: DECEMBER 21, 2007

PLANNING COMMISSION MEETING: JANUARY 24, 2008

ATTACHMENT:

1. Right-of-way & Devco (Map, Petition, Justification Letter, Deed)
2. All others (Map)

(Revised 1/02)

**REQUEST FOR COMMENTS
CITY OF LAS VEGAS
INTER-OFFICE MEMORANDUM**

FROM: PLANNING AND DEVELOPMENT DEPARTMENT		DATE: 12/14/07
TO:	COX COMMUNICATIONS NEVADA POWER COMPANY SOUTHWEST GAS CORPORATION SOUTHERN NEVADA WATER AUTHORITY EMBARQ LAS VEGAS VALLEY WATER DISTRICT	DAN DeFIESTA MEGHAN O'NEAL SUE MULANAX
SUBJECT:	PETITION OF VACATION	
APPLICANT:	SCHNIPPEL FAMILY, LP	
FILE NUMBER:	VAC-25984	

A REQUEST HAS BEEN SUBMITTED BY SCHNIPPEL FAMILY, LP TO VACATE A PORTION OF PUBLIC RIGHT-OF-WAY GENERALLY LOCATED AT SHAUMBER ROAD AND WEST ROME BOULEVARD.

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS BEING A PORTION OF THE SOUTHEAST QUARTER (SE¼) OF THE SOUTHWEST QUARTER (SW¼) OF SECTION 24, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M.

COMMENTS DUE BY: DECEMBER 21, 2007

PLEASE SEND COMMENTS TO:
DEPARTMENT OF PUBLIC WORKS
RIGHT-OF-WAY DIVISION
731 SOUTH FOURTH STREET
LAS VEGAS, NEVADA 89101
ATTN: CAROLYN CAVINESS

PLANNING COMMISSION MEETING: JANUARY 24, 2008

ATTACHMENT:

Embarq & Nevada Power: (Map, Petition, Justification Letter, Deed)
All others: location map

**REQUEST FOR COMMENTS
CITY OF LAS VEGAS
INTER-OFFICE MEMORANDUM**

FROM: PLANNING AND DEVELOPMENT DEPARTMENT		DATE: 12/14/07						
<table style="width: 100%; border: none;"><tr><td style="width: 50%; vertical-align: top; padding-right: 20px;">TO: OFFICE OF BUSINESS DEVELOPMENT CCSD FIRE ENGINEERING FIRE SERVICES, COMMUNICATIONS NEIGHBORHOOD SERVICES METRO</td><td style="width: 50%; vertical-align: top;">BILL ARENT GUY CORRADO OZZIE MIRKHAH ANNE KILPONEN SGT. ROBERT ROSHACK</td></tr></table>			TO: OFFICE OF BUSINESS DEVELOPMENT CCSD FIRE ENGINEERING FIRE SERVICES, COMMUNICATIONS NEIGHBORHOOD SERVICES METRO	BILL ARENT GUY CORRADO OZZIE MIRKHAH ANNE KILPONEN SGT. ROBERT ROSHACK				
TO: OFFICE OF BUSINESS DEVELOPMENT CCSD FIRE ENGINEERING FIRE SERVICES, COMMUNICATIONS NEIGHBORHOOD SERVICES METRO	BILL ARENT GUY CORRADO OZZIE MIRKHAH ANNE KILPONEN SGT. ROBERT ROSHACK							
<table style="width: 100%; border: none;"><tr><td style="width: 20%;">SUBJECT:</td><td>PETITION OF VACATION</td></tr><tr><td>APPLICANT:</td><td>SCHNIPPEL FAMILY, LP</td></tr><tr><td>FILE NUMBER:</td><td>VAC-25984</td></tr></table>			SUBJECT:	PETITION OF VACATION	APPLICANT:	SCHNIPPEL FAMILY, LP	FILE NUMBER:	VAC-25984
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APPLICANT:	SCHNIPPEL FAMILY, LP							
FILE NUMBER:	VAC-25984							

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COMMENTS DUE BY: DECEMBER 21, 2007

PLANNING COMMISSION MEETING: JANUARY 24, 2008

ATTACHMENT:
All others: location map

Justification Letter



Separator Sheet

Project Number: 1206-009-071

December 11, 2007

City of Las Vegas
Planning and Development
731 S. Fourth Street
Las Vegas, NV 89101

**Re: PROVIDENCE POD 308 – VACATION REQUEST
Justification Letter - APN 126-24-410-003**

Dear Staff:

On behalf of our client, Mark Schnippel, we are including this letter to provide information on the Vacation Request being submitted for consideration on the above referenced project.

We are asking for this request to develop 10 acres of property located on the northeast corner of Shaumber Road and Centennial Parkway as a Residential Condominium Development. The development would consist of 234 condominium units at a density of 20.7 units/acre. The proposed development is located within the Providence masterplan and complies with the Providence development criteria, attached is the approval letter from Providence.

The site was designed to allow access to the parcels to the east that are owned by others and are not a part of this development. We are asking to vacate the southerly 30.00 feet of the Rome Boulevard alignment along with the spandrel on the north end of our development. We have been in contact with Denis Cederburg at the County in regards to the parcels located to the east and south of our entry to prepare a combination of parcels so as to eliminate an access point to the southerly half of those two parcels.

Our client feels that the development we are proposing is compatible with the surrounding area and will be an enhancement to the neighborhood. With this in mind, we would respectfully request your consideration of this Vacation Request. If you have any questions or concerns, please contact this office at your convenience.

Sincerely,
L. R. NELSON CONSULTING ENGINEERS, INC.



Mark Bangan
Planning Manager

LARRY R. NELSON, P.E.
President

- STRUCTURAL
- CIVIL
- SURVEY
- PLANNING

NEVADA

**L. R. NELSON
CONSULTING ENGINEERS, INC.**

6765 West Russell Road, Suite 200
Las Vegas, NV 89118-1811

Phone 702 / 798-7978
FAX 702 / 451-2296
Email lrnelson@lrneng.com

UTAH

**L. R. NELSON
CONSULTING ENGINEERS, LLC.**

51 West 9000 South
Sandy, UT 84070-2008

Phone 801 / 565-8580
FAX 801 / 565-9340
Email lrnengineers@lrnslc.com

**VAC-25984
01/24/08 PC**

**RECEIVED
DEC 11 2007**

SOFI



Separator Sheet



City Council Proof of Publication



Separator Sheet

Las Vegas, Nevada

FEBRUARY 4, 2008

TO: LAS VEGAS REVIEW JOURNAL

FROM: CITY CLERK

SUBJECT: PUBLICATION OF NOTICE OF PUBLIC HEARING – VACATION: VAC-25984

Please publish the attached LEGAL NOTICE

ON THE FOLLOWING DATE: FRIDAY, FEBRUARY 8, 2008 (One time)

Send me three copies of the Affidavit of Publication at your earliest convenience [no later than seven (7) days following final publication].

CHIEF DEPUTY CITY CLERK

cc: Finance Department – Accounts Payable
City Attorney – (on Ordinances)
Planning and Development Department
Front Desk

NOTICE OF PUBLIC HEARING
FEBRUARY 20, 2008

NOTICE IS HEREBY GIVEN THAT ON WEDNESDAY, FEBRUARY 20, 2008 at the hour of 1:00 P.M. in the Council Chambers, City Hall Complex, 400 Stewart Avenue, Las Vegas, Nevada, the City Council will consider the following Vacation:

VAC-25984 - APPLICANT/OWNER: SCHNIPPEL FAMILY, LP - Petition to Vacate a portion of public right-of-way generally located at Shaumber Road and West Rome Boulevard, Ward 6 (Ross)

ANY AND ALL INTERESTED PERSONS may appear and be heard at said meeting or, prior thereto, may file written objections thereto or approvals thereof with the City Clerk, 1st Floor, City Hall.

VICKY DARLING, CHIEF DEPUTY CITY CLERK

Neighborhood Services List



Separator Sheet

13/9

PARCELS	4
LABELS	3

Report of All Selected Parcels

Case Number: VAC-25984

Printed On: Thu: December 13, 2007

Owner

BROOKSBY CRAIG O
SCHNIPPEL FAMILY L P
USA

Address

%ENGLAND L L C P O BOX 50840 PROVO UT
%M SCHNIPPEL 9960 W CHEYENNE AVE #210 LAS VEGAS NV
WASHINGTON DC

Parcel Numbe

12624497003
12624401006
12624410003
12624301018

Hansen Sheet



Separator Sheet

Report Date 12/12/2007 03:27 PM

Submitted By

Page 1

A/P # 25984 VACATION

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	12/11/2007 12:26	983967	Temp COO		
Approved			COO Issued		
Final			Expires		

Associated Information

Type of Work	# Plans	0	Declared Valuation	0.00
Dept of Commerce	# Plans	0	Calculated Valuation	0.00
Priority	☒ Auto Reviews	Bill Group	Actual Valuation	0.00

Description of Work

VAC-25984 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: SCHNIPPEL FAMILY; LP - Petion to Vacate a portion of public right-of-way generally located at Shaumber Road and West Rome Boulevard, Ward 6 (Ross)

Parent A/P #

Project # 25984 Project/Phase Name PROVIDENCE POD 308 VAC
Size/Area 15.00 ACRE Size Description
Proposed Start Proposed Stop
% Complete Formula

Phase #

Subdivision Code
% Completed 0.00

Property/Site Information

Parcel
Location

Owner/Tenant

Contact ID AC1093575 Name SCHNIPPEL FAMILY L P
Mailing Address 9960 W CHEYENNE AVE #210 Organization DURANGO BOSECK L P
City LAS VEGAS State/Province NV
ZIP/PC 89129-7702 Country ☐ Foreign
Day Phone Evening Phone
Fax Mobile #

Linked Addresses

No Addresses are linked to this Application

A/P Linked Addresses

No Addresses are linked to this Application

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

No Parcels are linked to this Application

Applicants/Contacts

City of Las Vegas400 Stewart Ave
Las Vegas, NV 89101-2927**VAC Application****Report Date** 12/12/2007 03:27 PM**Submitted By**

Page 2

Applicants/Contacts

Primary N **Capacity** OTHER **Other** REP **Contact ID** AC430746 ☐ **Foreign**
Effective **Expire**

Name LR NELSON CONSULTING ENGINEERS

Day Phone (702)798-7978 x

Eve Phone

Pager

PIN #

Organization

Fax (702)451-2296

Mobile

Position

Profession

E-Mail

Address 6765 W RUSSELL RD STE 200

LAS VEGAS, NEVADA 89118-1811

Seasonal Addr

Valid From **To**

Comments

Mark Bangan - 798.7978

City of Las Vegas400 Stewart Ave
Las Vegas, NV 89101-2927**VAC Application****Report Date** 12/12/2007 03:27 PM**Submitted By**

Page 3

Applicants/Contacts

Primary Y **Capacity** OWNER **Contact ID** AC1093575 ☐ **Foreign**

Effective **Expire**

Name SCHNIPPEL FAMILY L P

Day Phone **Eve Phone** **Organization** DURANGO BOSECK L P

Pager **PIN #** **Position** % M SCHNIPPEL

Fax **Mobile** **Profession**

E-Mail

Address 9960 W CHEYENNE AVE #210
LAS VEGAS, NV 89129-7702

Seasonal Addr

Valid From **To**

Comments
No Comments

Contractors

No Contractors

Item Description**Item Status**

Check Fees	Fees Successful
PROCESSING FEE (\$500.00)	Paid
NOTIFICATION & ADVERTISING FEE (\$300.00)	Paid
Check Inspections	Inspections Successful
Check Reviews	Reviews Successful
Check Conditions	Conditions Successful
Check Alert Conditions	Alert Conditions Successful
Check Licenses	Not Checked
Check Children Status	Children Successful
Check Open Cases	0
Pre-Check Conditions Added:	0
Inspections Added:	0
Reviews Added:	12
DEVCO	
FIRE COMM	
NEIGH P&S	
SEWER	
LAND DEV	
FLOOD	
ROW	
SID	
SURVEY	
TEFO	
TRAFFIC	
FIRE ENG	
Fees Added:	0
Conditions Added:	0
Periodic Inspection Schedules Added:	0

Fees	Status	Paid Date	Amount
NOTIFICATION & ADVERTISING FEE	P	12/11/2007 12:33	300.00
PROCESSING FEE	P	12/11/2007 12:33	500.00
Total Unpaid		0.00	Total Paid 800.00

City of Las Vegas400 Stewart Ave
Las Vegas, NV 89101-2927**VAC Application****Report Date** 12/12/2007 03:27 PM**Submitted By**

Page 4

Review Activities

Act #	Act Type	Status	Waived	Issued	Started	Completed
Comp By	Comments					

245856	DEVCO	0	N	12/12/2007 15:27		
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245857	FIRE COMM	0	N	12/12/2007 15:27		
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245867	FIRE ENG	0	N	12/12/2007 15:27		
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245861	FLOOD	0	N	12/12/2007 15:27		
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245860	LAND DEV	0	N	12/12/2007 15:27		
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245858	NEIGH P&S	0	N	12/12/2007 15:27		
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245862	ROW	0	N	12/12/2007 15:27		
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245859	SEWER	0	N	12/12/2007 15:27		
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245863	SID	0	N	12/12/2007 15:27		
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245864	SURVEY	0	N	12/12/2007 15:27		
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245865	TEFO	0	N	12/12/2007 15:27		
--------	------	---	---	------------------	--	--

245866	TRAFFIC	0	N	12/12/2007 15:27		
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Activity Review Details**Detail** PLANNING LEGAL DESCRIPTION**Modified By** EDUVALL**Modified Date/Time** 12/12/2007 15:06**Comments**

No Comments

Report Date 12/12/2007 03:27 PM

Submitted By

Page 5

PLANNING LEGAL

Enter legal description

VAC-25984

A REQUEST HAS BEEN SUBMITTED BY SCHNIPPEL FAMILY, LP TO VACATE A PORTION OF PUBLIC RIGHT-OF-WAY GENERALLY LOCATED AT SHAUMBER ROAD AND WEST ROME BOULEVARD.

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS BEING A PORTION OF THE SOUTHEAST QUARTER (SE ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF SECTION 24, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M.

Detail SUBMITTAL CHECKLIST (VAC)

Modified By RSUMMERFIELD

Modified Date/Time 12/11/2007 12:26

Comments

No Comments

SUBMITTAL CHECKLIST

Indicate if item is being submitted

- Y Application/Petition Form
- Y Deed and Legal Description
- Y Assessors Parcel Map
- N Patent Reservation Document (for Patent Res. Vacations only)
- Y Vacation Exhibit (3 Folded/ 1 Rolled)
- Y Statement of Financial Interest
- Y Justification Letter

Check Conditions	Approval	Approved By	Approved Date	Applied By	Applied Date	Assigned
------------------	----------	-------------	---------------	------------	--------------	----------

No Conditions

Project #	A/P Type	Status	Stage	Relation
-----------	----------	--------	-------	----------

No children exist for this project

Planning Condition	Description	Effective	Expire	Comments
--------------------	-------------	-----------	--------	----------

There is no planning condition for this project.

Report Date 12/12/2007 03:27 PM

Submitted By

Page 6

VACATION

Vacation Routing Process after City Council

N Parent Project link required?

External (Utility) Comments required?

Final City Council letter received

Annotated minutes received

Staff Recommendation

Meeting Information

Meeting Information Meeting Date Comments Added By	Meeting Type Add Date	Meeting Status Modified By	Modified Date	YES Votes	NO Votes	ABSTENTIONS
01/24/2008	PC	SCHEDULED		0	0	0
RSUMMERFIELD	12/11/2007					

Vacation Final Review Process CC Expiration Date Planning Received Legal Recorded Doc Number	Request for Legal Request for Order Comments	Devco Received Legal Order Received	Legal sent back to ROW Request for Recordation	Recorded Date
---	--	--	---	---------------

There are no items in this list

Template Type A/P #	A/P Type	Status	Stage
---------------------	----------	--------	-------

No children exist for this project

Employee Employee ID	Last	First	MI	Comments
-------------------------	------	-------	----	----------

No Employee Entries

Log Action Comments	Description	Entered By	Start	Stop	Hours
---------------------------	-------------	------------	-------	------	-------

PAYMNT CK NAME, # WHO PICKED UP PERMIT 970040 12/11/2007 12:34 0.00
MARK BANGAN, MARK SCHNIPPEL FAMILY TRUST CK 7507, 798.7978

Application



Separator Sheet

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: VACATION REQUEST
 Project Address (Location): NEC OF CENTENNIAL PARKWAY AND SHAUMBER ROAD
 Project Name: PROVIDENCE POD 308 Proposed Use: 234 UNIT CONDOMINIUM DEVELOPMENT
 Assessor's Parcel #(s): 126-24-410-003 Ward #: 6 ROSS
 General Plan: existing PCD proposed _____ Zoning: existing PD proposed PD
 Commercial Square Footage _____ Floor Area Ratio _____
 Gross Acres 11.3 Lots/Units 234 Density 20.7
 Additional Information _____

PROPERTY OWNER SCHNIPPEL FAMILY Contact MARK SCHNIPPEL
 Address 9960 W. CHEYENNE AVE, #210 Phone: _____ Fax: _____
 City LAS VEGAS State NEVADA Zip 89129

APPLICANT SCHNIPPEL FAMILY LP Contact MARK SCHNIPPEL
 Address 9960 W. CHEYENNE AVE, #210 Phone: _____ Fax: _____
 City LAS VEGAS State NEVADA Zip 89129

REPRESENTATIVE L.R. NELSON CONSULTING ENGINEERS Contact MARK BANGAN
 Address 6765 WEST RUSSELL ROAD, SUITE 200 Phone: (702)798-7978 Fax: (702)451-2296
 City LAS VEGAS State NEVADA Zip 89118

Property Owner Signature* [Signature]

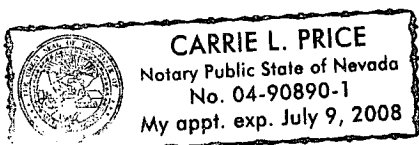
* An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name MARK A. SCHNIPPEL

Subscribed and sworn before me

This 13th day of December, 2007
Carrie L. Price

Notary Public in and for said County and State



FOR DEPARTMENT USE ONLY

Case #	<u>VAC-25904</u>
Meeting Date:	<u>1/24/08 PC</u>
Total Fee:	<u>800.00</u>
Date Accepted:	<u>12/11/07</u> <u>12/13/07</u>
Accepted By:	<u>[Signature]</u>

VAC-25984

A REQUEST HAS BEEN SUBMITTED BY SCHNIPPEL FAMILY, LP TO VACATE A PORTION OF PUBLIC RIGHT-OF-WAY GENERALLY LOCATED AT SHAUMBER ROAD AND WEST ROME BOULEVARD.

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS BEING A PORTION OF THE SOUTHEAST QUARTER (SE ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF SECTION 24, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M.

COPY

APN: 126-24-410-003
Affix R.P.T.T. \$56,100.00

**WHEN RECORDED MAIL TO and MAIL TAX
STATEMENT TO:**

Mark Schnippel
9960 W. Cheyenne Ave.
Suite 210
Las Vegas, NV 89129

20051123-0000428

Fee: \$17.00
N/T Fee: \$25.00

RPTT: \$53,496.45

09:00:51

11/23/2005
120050213158

Requestor:
CHICAGO TITLE

Frances Deane
Clark County Recorder

LEX
Pgs: 4

ESCROW NO: 05009862-081-KRF

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

FMJ Development, LLC, a Nevada limited liability company

in consideration of \$10.00 and other valuable consideration, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to

Schnippel Family Limited Partnership, a Nevada limited partnership as to an undivided 66.73% interest and Durango Boseck Limited Partnership, a Nevada limited partnership as to an undivided 33.27% interest

all that real property situated in the County of Clark, State of Nevada, bounded and described as follows:

See Exhibit A attached hereto and made a part hereof.

Subject to: 1. Taxes for the current fiscal year, paid current.

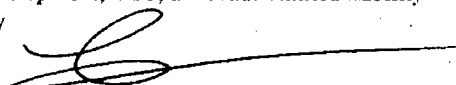
2. Conditions, covenants, restrictions, reservations, rights, rights of way and easements now of record, if any.

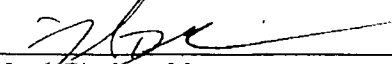
Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

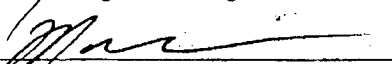
Witness my/our hand(s) this 14th day of November, 2005.

SELLERS:

FMJ Development, LLC, a Nevada limited liability company

By: 
Fred Ahlstrom, Manager

By: 
Jacob Bingham, Manager

By: 
Madison Graves II, Manager

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DEC 11 2007

ESCROW NO: 05009862-081-KRF

STATE OF NEVADA)

) ss.

COUNTY OF Clark

On this NOV. 14, 2005

appeared before me, a Notary Public,

FRED AHLSTROM, JACOB BINGHAM

& MADISON GRAVES as managers

personally known or proven to me to be the person(s)

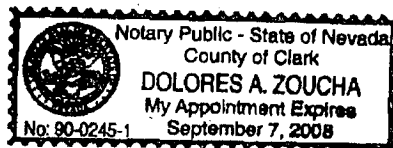
whose name(s) is/are subscribed to the above

instrument, who acknowledged that he/she/they

executed the instrument for the purposes therein
contained.

Dolores A. Zoucha
Notary Public

My commission expires: 9-7-08



STATE OF NEVADA)

) ss.

COUNTY OF Clark

On this

appeared before me, a Notary Public,

personally known or proven to me to be the person(s)
whose name(s) is/are subscribed to the above
instrument, who acknowledged that he/she/they
executed the instrument for the purposes therein
contained.

Notary Public

My commission expires:

COPY

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Exhibit A

PARCEL I:

Lot 308 in Block 12 of CLIFFS EDGE PARENT (a common interest community) as shown by map thereof on file in Book 118 of Plats, Page 88, in the Office of the County Recorder of Clark County, Nevada.

PARCEL II:

Non-exclusive easements for vehicular and pedestrian traffic, as provided for and subject to the terms and conditions as set forth in that certain "Master Declaration of Covenants Conditions and Restrictions and Reservation of Easements for Cliffs Edge (a Nevada Master Planned Community)", recorded October 15, 2003, in Book 20031015 as Document No. 02964, as Amended and Restated by that instrument recorded June 22, 2004 in Book 20040622 as Document No. 03301, of Official Records.

ASSESSOR'S COPY

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COPY

**State of Nevada
Declaration of Value**

1. Assessor's Parcel Number(s)

a) 126-24-410-003

b)

c)

d)

2. Type of Property:

- a) ☒ Vacant Land b) ☐ Single Fam. Resi
c) ☐ Condo/Twnhse d) ☐ 2-4 Plex
e) ☐ Apt. Bldg. f) ☐ Comm'l/Ind
g) ☐ Agricultural h) ☐ Mobile Home
i) ☐ Other _____

FOR RECORDER'S OPTIONAL USE ONLY

Documentation/Instrument #: _____

Book: _____ Page: _____

Date of Recording: _____

Notes: _____

3. Total Value/Sales Price of Property: \$10,489,500.00

Deed in Lieu of Foreclosure Only (Value of property): ()

Transfer Tax Value: \$10,489,500.00

Real Property Transfer Tax Due: ~~\$56,100.00~~

53,496.45

4. If Exemption Claimed:

a. Transfer Tax Exemption, per NRS 375.090, Section: _____

b. Explain Reason for Exemption: _____

5. Partial Interest Percentage being transferred: _____%

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature _____

Signature _____

Capacity Buyer

Capacity _____

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: FMI Development
Address: 8375 W. Flamingo Rd., #200
City: Las Vegas
State: NV Zip: 89147

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: MAN SC (NIPPER) TRUST
Address: 9960 W. CHEYENNE AVE. #210
City: LAS VEGAS
State: NV Zip: 89129

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

Print Name: Chicago Title
Address 3980 Howard Hughes Parkway
City/State/Zip: Las Vegas, NV 89109

Escrow #: 05009862-081

AN ADDITIONAL RECORDING FEE OF \$1.00 WILL APPLY FOR EACH DECLARATION OF VALUE FORM PRESENTED TO CLARK COUNTY, EFFECTIVE JUNE 1, 2004.

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Project Checklist



PROJECT CHECKLIST

Separator Sheet

City of Las Vegas

CURRENT PLANNING PROJECT CHECKLIST

Project Name: _____

Applicant Name: MARK BANGAN

Telephone: 798-7978

Project Number: VAC-25984

Ward Number: 6

STAFF ACTIONS		<i>Initial/Date</i>		<i>Initial/Date</i>
☐ Pre-App. Meeting Date:	<u>11.16.07</u>	☐ DRT Outcome:	<u>12.22.07</u>	
☐ App. Filing Date:	<u>12.11.07</u>	☐ Applicant Contacted:	_____	
☐ App. Accuracy Checked:	<u>12.12.07</u>	☐ Site Visit Completed:	<u>1.7.08</u>	
☐ Routing Form Sent:	<u>12.14.07</u>	☐ Photos Taken:	<u>1.7.08</u>	
☐ DRT Meeting Date:	<u>12.21.07</u>			
Notes: _____				

P. C. ACTIONS		<i>Initial/Date</i>		<i>Initial/Date</i>
☐ Hearing Notice Rec'd:	_____	☐ PC Meeting Date:	<u>1.24.08</u>	
☐ Hearing Notices Mailed:	<u>1.11.08</u>	☐ PC Action:	_____	
☐ Draft Report Sent to PC:	<u>1.18.08</u>	☐ Letter to Applicant:	<u>1.11.08</u>	
☐ Final Report Reviewed:	<u>1.15.08</u>	☐ PC Minutes Filed:	_____	
Additional PC Conditions: _____				

C. C. ACTIONS		<i>Initial/Date</i>		<i>Initial/Date</i>
☐ CC Report Completed:	_____	☐ CC Resolution Filed:	_____	
☐ CC Meeting Date:	_____	☐ CC Minutes Filed:	_____	
☐ CC Action:	_____	☐ Final Plans Submitted:	_____	
☐ Letter to Applicant:	_____	☐ Ordinance Completed:	_____	
☐ Conditions Checked:	_____			

☐ RELATED FILES:	_____

☐ See ADMINISTRATIVE ACTIONS Sheet
--

Comments



Separator Sheet

Mary A. Wulff

From: Mark Bangan [mark.bangan@lmeng.com]
Sent: Tuesday, February 09, 2010 1:59 PM
To: Mary A. Wulff
Subject: RE: vac 25984

Thank you Mary, but our client does not want to extend at this time. He may lose the land.

Mark Bangan

From: Mary A. Wulff [mailto:mwulff@LasVegasNevada.GOV]
Sent: Tuesday, February 09, 2010 1:11 PM
To: Mark Bangan
Subject: vac 25984

EO+
33182

Mark, are you still working on vac 25984 (rome & shaumber)? It will expire on 2/20/10. You might want to do an extension of time? Mary (229-2139)



3455 Cliff Shadows Parkway, Suite 220
Las Vegas, Nevada 89129
(702) 242-4949 ~ FAX: 242-0414

12/10/2007

**PRELIMINARY REVIEW ONLY NOT
INTENDED FOR PERMIT PURPOSES**

Mark Schnippel
Nevada Investor's Group
9960 W. Cheyenne Ave #210
Las Vegas, NV 89129-7702

Via: E-mail (mark@nevadainvestors.com) and Prolog Website

**RE: Providence Master Plan Community
Site Development Plan Submittal – POD 308
Site Plan Date: November 16, 2007
Preliminary Architecture Plan Date: November 6, 2007**

Dear Mark :

Providence Design Review Committee (DRC) is in receipt of your Site Development Plan submittal for POD 308.

This letter acknowledges review of a site development plan **only**. The developer must submit a full final project plan for approval to Providence DRC prior to any development activity on the property.

The DRC conditionally approves the **Architectural** portion of the Site Development Plan for POD 308. This approval is conditioned on the project being developed as for-sale condominiums and not as rental apartments. The new submittal consisted of floor plans and elevations for two residential building composites, reception/leasing office building, and pool cabana. Attached please find a review letter from KTG dated December 4, 2007.

If you have any questions, please do not hesitate to contact our office:

Sincerely,
Providence Master Plan Community

Carmen Shukis
Design Review Manager

cc via email Amber Abel, Tom Cardin, Paula Gibson – Focus

Enclosures (Site Plan dated November 16, 2007, L.R. Preliminary Architecture Plans, Nelson letter dated December 3, 2007, and KTG review letter dated December 4, 2007)

Document in Prolog Manager 2007 R1

**VAC-25984
01/24/08 PC**

Scanned Date: 12.10.07
Emailed to: CLIENT
Copy to Client: INVESTORS REALTY GROUP
Original to File#: 1206-010-071

**RECEIVED
DEC 11 2007**

L. R. NELSON CONSULTING ENGINEERS

LARRY R. NELSON, P.E.
President

Project Number: 1206-009-071

December 3, 2007

12/4/07 Design Review

Recommend "Approval"
See Design Review letter dated
12/4/07

Brent Argo, KTG Y.

- STRUCTURAL
- CIVIL
- SURVEY
- PLANNING

Focus Property Group
3455 Cliff Shadows Parkway, Suite 220
Las Vegas, NV 89129
Attn: Amber Abel

Re: PROVIDENCE - POD 308
APN# 126-24-410-003

Dear Amber,

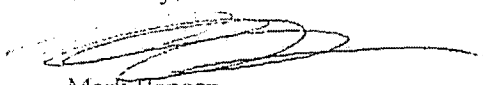
On behalf of our client, the Investor's Group, we are pleased to submit this letter to accompany the PPP submittal for the proposed Providence POD 308 Condominiums @ Providence to be located on the northeast corner of Centennial Parkway and Shaumber Road. The proposed development being planned for this parcel is a 234 unit condominium complex on the 11.3 acres known as Pod 308.

This condominium complex will be comprised of three story buildings, not to exceed 41 feet in height. The site will exceed the required open space criteria as set forth in the Cliff's Edge Design Guidelines and will feature a tot lot, picnic area, swimming pool, fitness room.

These units will be priced in the 175,000 to 245,000 range based on the square footage and configuration of the unit.

Therefore we are respectfully requesting your favorable recommendation on this application. If you have any additional questions or comments please feel free to contact myself at (702)798-7978

Sincerely,


Mark Bangan
Planning Department Manager

NEVADA

L.R. NELSON
CONSULTING ENGINEERS, INC.
6765 West Russell Road, Suite 200
Las Vegas, NV 89118-1811

Phone 702 / 798-7978
FAX 702 / 451-2296
Email lrnelson@lrneng.com

UTAH

L.R. NELSON,
CONSULTING ENGINEERS, LLC.
51 West 9000 South
Sandy, UT 84070-2008

Phone 801 / 565-8580
FAX 801 / 565-9340
Email lrnsle@qwest.net

VAC-25984
01/24/08 PC

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KTGY GROUP, INC.

Architecture

Planning

17992 Mitchell South
Irvine, California 92614
949/851-2133 FAX 949/851-5156
Fort Lauderdale, FL

December 4, 2007

Ms. Carmen Shukis
Focus Property Group
3455 Cliff Shadows Parkway, Suite 220
Las Vegas, NV 89129

*Subject: Design Review for Investor's Group
Providence (POD 308)*

Dear Carmen:

We have received the preliminary architectural design submittal for Investor's Group multi-family product for Pod 308 in Providence. The submittal package, Prolog folder dated 12/3/07, consisted of floor plans and elevations for two residential building composites, reception/leasing office bldg., and pool cabana.

The proposed architectural style would be classified as Prairie Ranch. The Design Guidelines provide standards for single family products using the Prairie Ranch style, but not for multi-family product in the Prairie Ranch style. However, the proposed elevations are nicely articulated elevations that capture the essence of the Prairie Ranch style, and meet all of the general architectural criteria for multi-family regardless of architectural style. Since Prairie Ranch is an allowed style for single family, the introduction of this style in the multi-family category would not detract from the overall character of the community.

Thus, we recommend "*approval*" of the architectural portion of the submittal. Please do not hesitate to contact us should you have any questions or comments regarding this design review.

Sincerely,

The KTGY Group

Brent Argo
Senior Director of Planning

**VAC-25984
01/24/08 PC**

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DEC 11 2007